

CITY OF NORTON SHORES  
PLANNING COMMISSION MEETING  
September 13, 2016

A regular meeting of the Norton Shores Planning Commission was held on Tuesday, September 13, 2016 at 5:30 p.m., Norton Shores Branch Library, 705 Seminole Road.

Present: Chairman Drier and Commissioners Bolhuis, Cross, Lester, Olson, Otto and Trygstad; also, Rob Bilkie, Jim Murphy, Lynne Fuller and Susan Franklin

Excused: Commissioner Westgate

Absent: Commissioner Ruiters

16-P35 Minutes

Commissioner Bolhuis moved to adopt the minutes of the August 9, 2016 Planning Commission meeting. The motion was supported by Commissioner Olson and carried unanimously.

16-P36 Consent Agenda

Commissioner Otto moved to adopt the Consent Agenda which consisted of a resolution scheduling a public hearing date of October 11, 2016, to consider a special use permit request from Verizon Wireless for cell tower usage for the property at 1060 Judson Road. The motion was supported by Commissioner Lester and carried unanimously.

16-P37 Public Hearing – Special Use Permit – Dr. Mark Campbell, 1575 Hackley Health Boulevard

The City Clerk certified the publishing and mailing of the public notice.

A public hearing was held. No one commented on the request.

Commissioner Trygstad moved to adopt a resolution recommending to the City Council that a special use permit be granted to Dr. Mark Campbell for office usage on the property at 1575 Hackley Health Boulevard. The recommendation for approval was based on the following reasons: 1) The request is in keeping with the Master Plan designation for the property; and 2) The intent of this designation is to broaden the City's economic base while providing services to the west Michigan community. The motion was supported by Commissioner Otto and carried 6-0 with Commissioner Olson abstaining.

Commissioner Trygstad moved to adopt a resolution granting site plan approval to Dr. Mark Campbell for the construction of 40,000 square foot medical office facility at 1575 Hackley Health Boulevard as per the submitted plans with the condition that the requested special use permit will be granted by the City Council. The motion was supported by Commissioner Otto and carried 6-0 with Commissioner Olson abstaining.

16-P38 Public Hearing – Zone Change/Special Use Permit – Michael Knapp, 1249 E. Pontaluna Road

The City Clerk certified the publishing and mailing of the public notice.

A public hearing was held. No one commented on the request.

Commissioner Trygstad moved to adopt a resolution recommending to the City Council that the request of Michael Knapp to change the zoning on the west half of the property at 1249 E. Pontaluna Road from GI General Industrial to PUD Planned Unit Development be granted. The recommendation for approval was based on the fact that the PUD designation provides more control for the City when reviewing specific uses for the property. The motion was supported by Commissioner Cross and carried unanimously.

Commissioner Trygstad moved to adopt a resolution recommending to the City Council that a special use permit be granted to Michael Knapp for store and lock usage on the property at 1249 E. Pontaluna Road. The recommendation for approval was based on the fact that the PUD designation is appropriate for this type of use. The motion was supported by Commissioner Cross and carried unanimously.

Commissioner Trygstad moved to adopt a resolution granting site plan approval to Michael Knapp for the construction of store and locks on the property at 1249 E. Pontaluna Road as per the submitted plans with the following conditions: 1) Final water supply and fire hydrant placement will be determined after a joint plan review of the utility print by representatives of the water and fire divisions; and 2) The requested zone change and special use permit will be granted by the City Council.

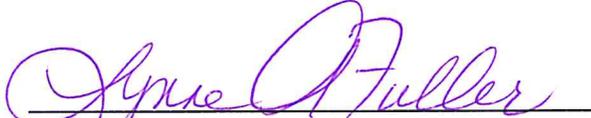
16-P39 Site Plan Review – Paramelt, 2817 McCracken Street

Commissioner Otto moved to adopt a resolution granting site plan approval to Paramelt for construction of a 12,000 square foot manufacturing and research and development addition to their facility at 2817 McCracken Street in accordance with the submitted plan. The motion was supported by Commissioner Olson and carried unanimously.

16-P40 Land Division – Chorny, 938 Eugene Avenue

Commissioner Otto moved to adopt a resolution recommending to the City Council that a request from the Chorny Trust to divide the property at 938 Eugene Avenue to create one new parcel be granted. The motion was supported by Commissioner Lester and carried unanimously.

The meeting adjourned at 6:00 p.m.

  
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Lynne A. Fuller, City Clerk